141.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,500 / 661,500
					USE VALUE:	661,500 / 661,500
					ASSESSED:	661,500 / 661,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FUNKHOUSER DOUGLAS H--ETAL
Owner 2:	QUIGLEY ELIZABETH
Owner 3:	
Street 1:	78 MENOTOMY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,326 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4326.000	276,700		384,800	661,500
Total Card	0.099	276,700		384,800	661,500
Total Parcel	0.099	276,700		384,800	661,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.43 | /Parcel: 378.4

Legal Description

User Acct

90430

GIS Ref

GIS Ref

Insp Date

10/13/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,700	0	4,326.	384,800	661,500	661,500	Year End Roll	12/18/2019
2019	101	FV	218,600	0	4,326.	384,800	603,400	603,400	Year End Roll	1/3/2019
2018	101	FV	221,000	0	4,326.	340,900	561,900	561,900	Year End Roll	12/20/2017
2017	101	FV	221,000	0	4,326.	285,900	506,900	506,900	Year End Roll	1/3/2017
2016	101	FV	220,200	0	4,326.	285,900	506,100	506,100	Year End	1/4/2016
2015	101	FV	208,000	0	4,326.	247,400	455,400	455,400	Year End Roll	12/11/2014
2014	101	FV	208,000	0	4,326.	239,200	447,200	447,200	Year End Roll	12/16/2013
2013	101	FV	208,000	0	4,326.	227,600	435,600	435,600		12/13/2012

!10870!

PRINT

Date	Time
12/11/20	01:06:55

LAST REV

Date	Time
11/06/19	10:52:11

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10870

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	987-143		8/1/1984		110,000	No	No		Y

USER DEFINED

Prior Id # 1:	90430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	663	Heat App	6,566	C				
4/18/2018	448	Redo Kit	63,135	C				
3/16/2017	271	Fireplac	6,000					
12/11/2015	1918	Redo Bat	14,280					
4/30/2013	622	Re-Roof	8,000	C				
5/30/1998	336	Redo Bat	8,000					REMODEL BATH
9/21/1992	459	Manual	10,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2016	Measured	DGM	D Mann
10/13/2016	Left Notice	DGM	D Mann
10/13/2016	Permit Visit	DGM	D Mann
10/30/2008	Meas/Inspect	345	PATRIOT
4/10/2001	Inspected	PM	Peter M
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4326		Sq. Ft.	Site		0	70.	1.27	8									384,845						384,800	

Total AC/HA: 0.09931 | Total SF/SM: 4326 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 384,845 | Spl Credit | Total: 384,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31455696
Const Adj.:	0.99960202
Adj $ / SQ:	170.824
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400945
Depreciation:	124293
Depreciated Total:	276652

COMMENTS

UAT=NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

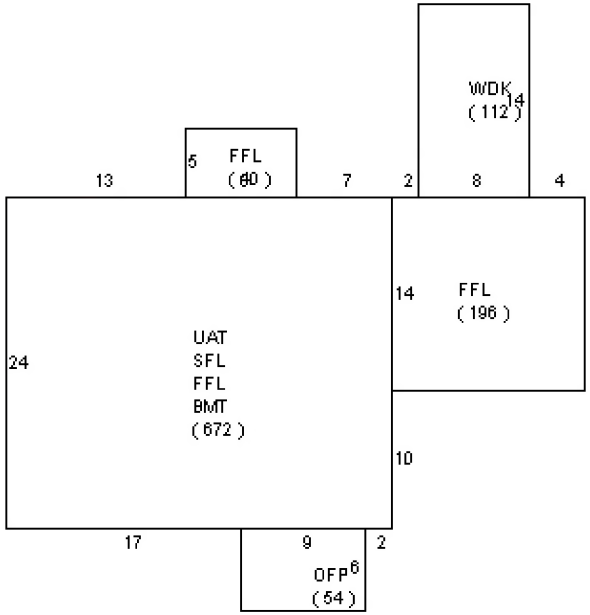
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.82
Special Features:	0	Val/Su Net:	107.00
Final Total:	276700	Val/Su SzAd	175.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	170.820	155,109
BMT	Basement	672	51.250	34,438
SFL	Second Floor	672	170.820	114,794
UAT	Upper Attic	168	77.730	13,058
WDK	Deck	112	14.920	1,671
OFP	Open Porch	54	43.980	2,375

Net Sketched Area:	2,586			Total:	321,445
Size Ad	1580	Gross Are	3090	FinArea	1748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	E	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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